

LED Lighting Upgrades



The 150 Mount Airy Road property stands as a prime example of modern corporate infrastructure in the Greater New York City market. As a bustling hub for businesses and professionals, Newmark recognized the potential for optimizing energy efficiency to reduce operational costs and enhance sustainability.

150 Mount Airy Road

LOCATION: 150 Mount Airy Rd, Basking Ridge, NJ

SIZE: 75,000 SF

SERVICES PROVIDED:

- Property Management
- Energy & Sustainability



\$31k

Annual
Energy Savings



24.8%

Return on
Investment



69%

Increased
Efficiency

OPPORTUNITY

The existing lighting system presented a significant opportunity for improvement, consisting of outdated technologies such as fluorescent lamps, metal halide high bay fixtures, and various other inefficient lighting fixtures. The older light fixtures led to increased energy consumption, but also resulted in diminishing light quality over time, affecting the overall working environment.

SOLUTION

Newmark developed a comprehensive approach that was devised to address the energy inefficiencies within the office building. The project commenced with a thorough assessment of the existing lighting infrastructure, outlining the scope of improvements required. Drawing upon Newmark's project oversight expertise and their commitment to sustainable practices, a selection of cutting-edge lighting solutions was curated from top manufacturers in the industry. These upgraded lighting products demonstrated a remarkable reduction in energy usage, achieving an impressive 70% decrease in energy consumption compared to the previous setup.

A pivotal aspect of the solution was the integration of lighting solutions with a 10-year warranty and an extended lamp life of 70,000 hours. This not only contributed to substantial operational and maintenance cost savings for the building, but also ensured a consistent, well-lit environment that positively impacted the productivity and comfort of occupants.

RESULTS

By embracing forward-looking strategies and drawing on Newmark's expertise in property management and oversight, the office building in Basking Ridge, NJ, achieved a remarkable transformation. This project stands as a testament to the potential for energy efficiency improvements in commercial spaces, underscoring the benefits of collaboration between property management and lighting solutions providers.